

LOCATION MAP

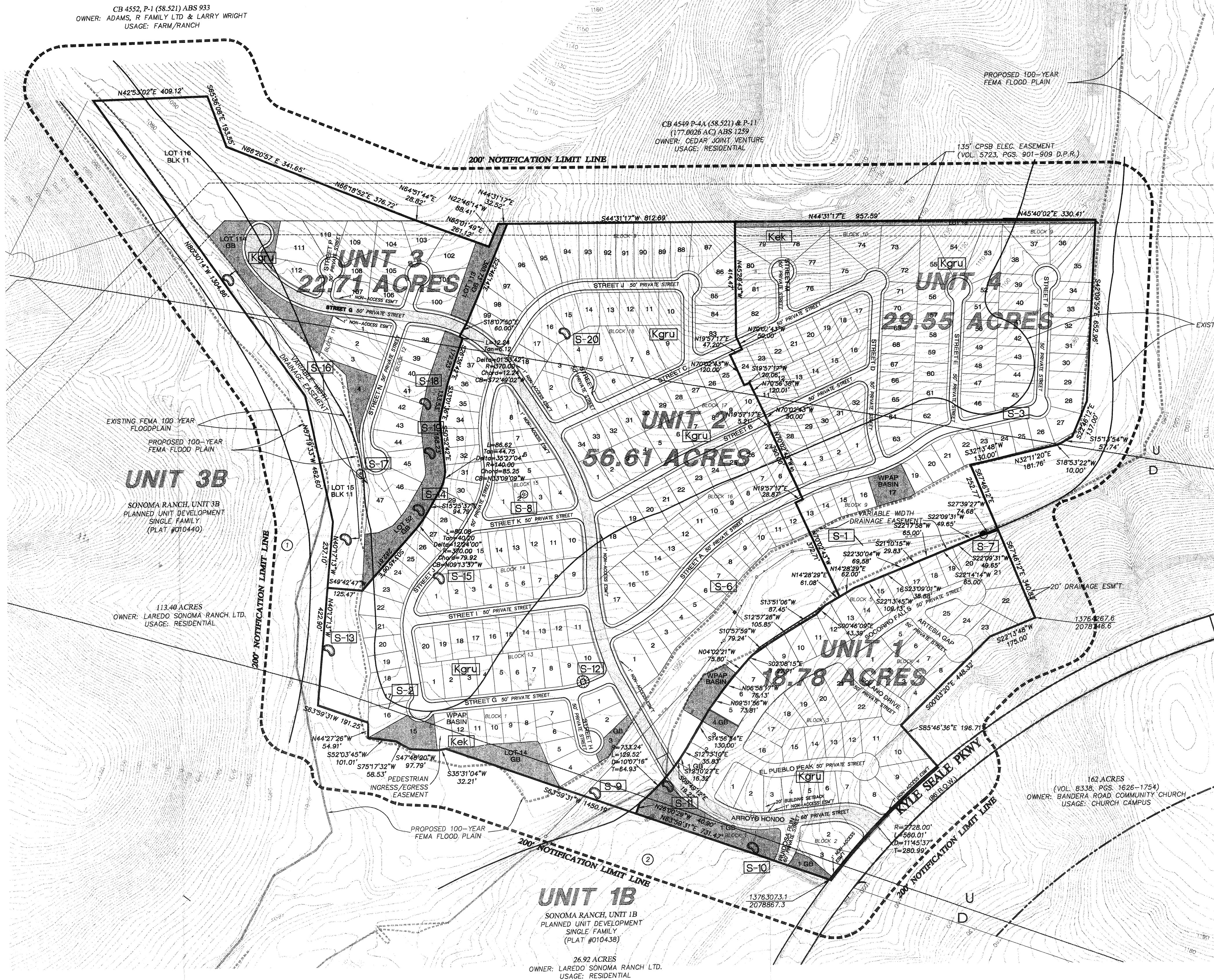
N.T.S.

BEAR COUNTY CLEAR VISION STATEMENT

CLEAR VISION CALCULATIONS WILL BE BASED ON AASHTO CASE NO. III B&C FOR TURNING MANUEVERS ON TO MAJOR HIGHWAYS. EASEMENTS TO BE SHOWN ON INDIVIDUAL PLATS WHEN SUBMITTED.

NAME & ADDRESS OF OWNERS WITHIN 200'

1. LAREDO SONOMA RANCH, LTD.
15102 JONES MALTSBERGER, STE 101
SAN ANTONIO, TX 78247
2. LAREDO SONOMA RANCH, LTD.
15102 JONES MALTSBERGER, STE 101
SAN ANTONIO, TX 78247



PUD PLAN NOTES:

1. GRAINS FROM STREETS ARE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
2. STREETS ARE TYPE "A" 50' R.O.W. UNLESS OTHERWISE INDICATED AND ARE PRIVATE.
3. SANITARY SEWER SYSTEM TO BE DEDICATED TO THE SAN ANTONIO WATER SYSTEM.
4. WATER SYSTEM TO BE DEDICATED TO THE SAN ANTONIO WATER SYSTEM.
5. ALL CORNER LOTS SHALL COMPLY WITH THE CLEAR VISION AREA AS REQUIRED BY SEC. 35-3339.
6. PROPERTY IS LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.
7. PROPERTY IS OUTSIDE THE CITY LIMITS AND LOCATED WITHIN THE ETJ THEREFORE IT IS NOT SUBJECT TO ZONING RESTRICTIONS.
8. ALL PROPERTY SHOWN AS GREENBELT/COMMON AREA WILL BE PASSIVE OPEN SPACE.

ENVIRONMENTAL RECOMMENDATIONS:

1. THAT THE CAVES REMAIN OPEN WITH A BUFFER ZONE DESIGNED PER THE CRITERIA CONTAINED IN SEC. 34-920(a) OF ORDINANCE NO. 81491 OR OTHER APPROVED CRITERIA. THE CALCULATIONS FOR DETERMINING THE BUFFER ZONE AROUND THE CAVE SHALL BE SUBMITTED TO AND APPROVED BY SANS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CAVE MAY BE BUFFERED BY HAVING THE CAVE SURROUNDED BY A GREENBELT AND/OR CONSERVATION EASEMENT AS PART OF THE DRAINAGE EASEMENT. THE OPENING OF THE CAVE SHALL BE GRATED TO PREVENT UNAUTHORIZED ENTRANCE AND TO PROVIDE A DEGREE OF SAFETY.
2. PRIOR TO THE RELEASE OF ANY BUILDING PERMITS FOR ADDITIONAL DEVELOPMENTS, THE FOLLOWING SHALL BE SUBMITTED TO THE AQUIFER STUDIES DIVISION OF THE SAN ANTONIO WATER SYSTEM:
 - a. A WATER POLLUTION ABATEMENT PLAN SHALL BE SUBMITTED FOR EACH PARTICULAR DEVELOPMENT/USE WITHIN THE AREA BEING CONSIDERED.
 - b. A SET OF SITE SPECIFIC PLANS WHICH MUST HAVE AS SIGNED ENGINEERS SEAL FROM THE STATE OF TEXAS.
 - c. A LETTER FROM THE TEXAS NATURAL RESOURCE CONSERVATION COMMISSION APPROVING EACH WATER POLLUTION PLAN.
 - d. A COPY OF THE APPROVED WATER POLLUTION ABATEMENT PLAN.
3. ANY AREAS PLANNED AS DRAINAGE RIGHT-OF-WAYS BE KEPT IN A VEGETATED CONDITION.
4. ONLY A MINIMAL AMOUNT OF PESTICIDES, HERBICIDES, OR FERTILIZERS NEEDED FOR LANDSCAPE MAINTENANCE SHALL BE USED. LANDSCAPED AREAS SHALL BE SENSITIVE TO MINIMIZING WATER NEEDS (I.E. USE OF NATIVE PLANTS).
5. THE STORAGE, HANDLING, USE AND DISPOSAL OF ALL OVER THE COUNTER HAZARDOUS MATERIALS WITHIN THIS DEVELOPMENT SHALL BE CONSISTENT WITH THE LABELING OF THOSE MATERIALS. FAILURE TO COMPLY WITH THE LABEL WARNINGS MAY CONSTITUTE A VIOLATION OF FEDERAL LAW.
6. THE CITY OF SAN ANTONIO SHALL INSPECT ALL FUTURE CONSTRUCTION OF SERVICE LATERALS AND SEWER MAINS FOR PROPER CONSTRUCTION ACCORDING TO STATE AND CITY REGULATIONS AND CODE.
7. IF ANY SOLUTION OPENINGS, CAVES, SINKHOLES, OR WELLS ARE FOUND DURING EXCAVATION, CONSTRUCTION, OR BLASTING, THE DEVELOPER SHALL NOTIFY TEXAS NATURAL RESOURCES CONSERVATION COMMISSION AT (210) 490-3098 AND THE AQUIFER STUDIES DIVISION OF THE SAN ANTONIO WATER SYSTEM AT (210) 704-7392.
8. THE AQUIFER STUDIES DIVISION STAFF SHALL HAVE THE AUTHORITY TO INSPECT THE SITE TO ENSURE THAT THE APPROVED RECOMMENDATIONS ARE BEING STRICTLY ADHERED TO DURING AND AFTER CONSTRUCTION OF THE PROJECT.

NOTE:

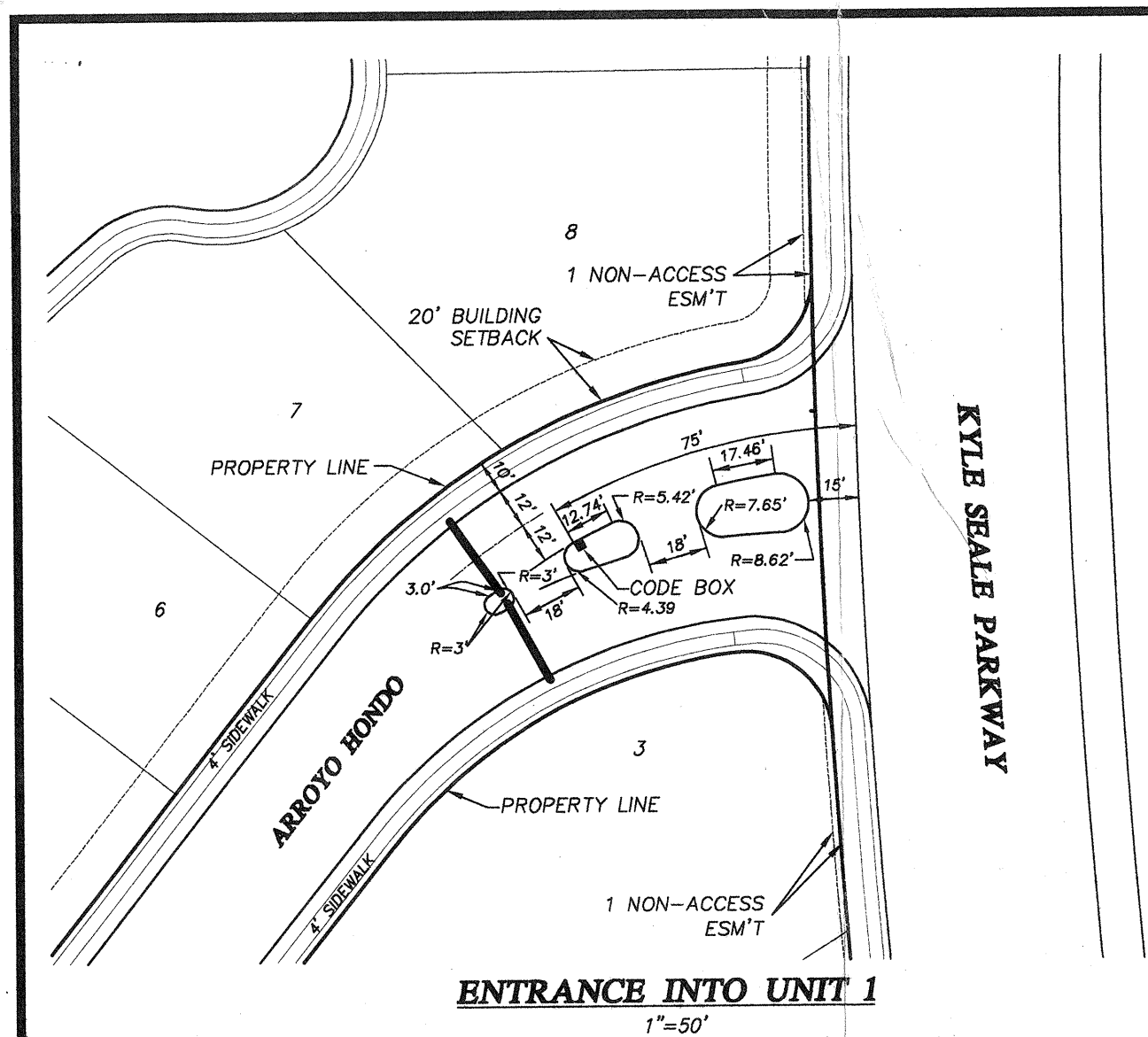
1. ALL INTERNAL STREETS WITHIN THE P.O.A.D.P. LIMITS ARE LOCAL TYPE "A" W/A 50' R.O.W. 30' PAVEMENT AND 2-10' PARKWAYS, EXCEPT AS NOTED.
2. PROPERTY IS OUTSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
3. PROPERTY IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
4. PROPERTY IS LOCATED WITHIN KYLE SEAL RANCH 1,325 ACRE TRACT DEVELOPMENT RIGHTS PERMIT AREA, PERMIT NO. 238.
5. THE BEARINGS FOR THIS SURVEY ARE BASED ON THE DEED OF THE 735.3 ACRE TRACT AS RECORDED IN VOLUME 8338, PAGES 1626-1754 O.P.R.

DEVELOPMENT PHASING:

- UNIT 1 - CONSTRUCTION WILL BEGIN BY OCTOBER, 2002.
- UNIT 2 - JUNE 2003

PUD PLAN NO. **#02-014**
APPROVED BY THE PLANNING COMMISSION
OF THE CITY OF SAN ANTONIO

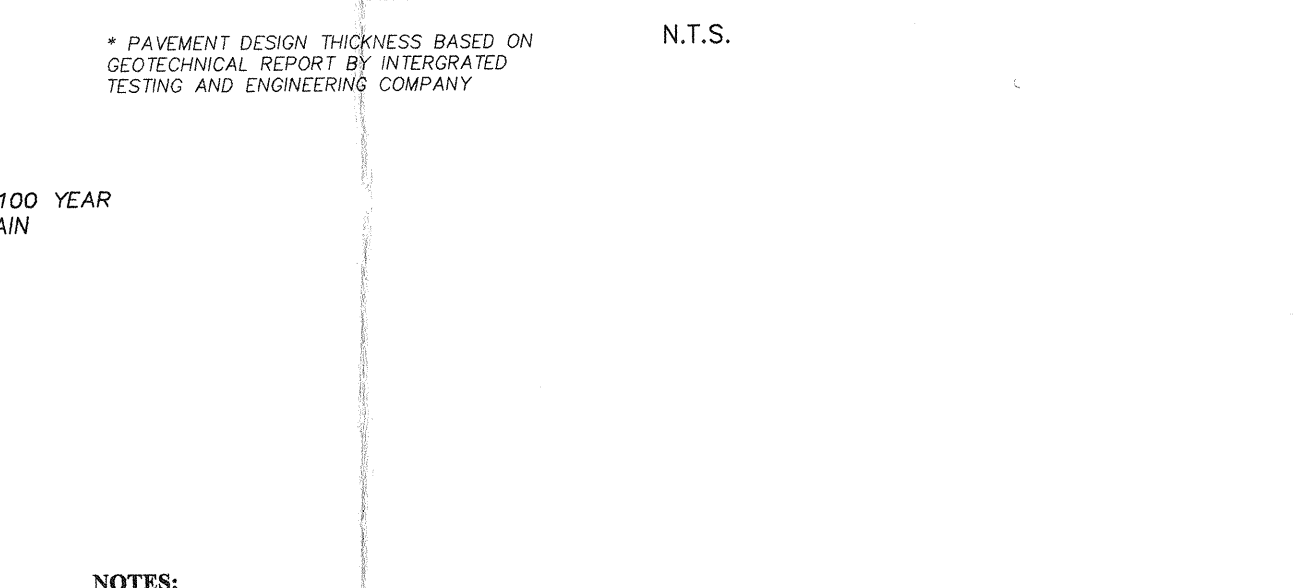
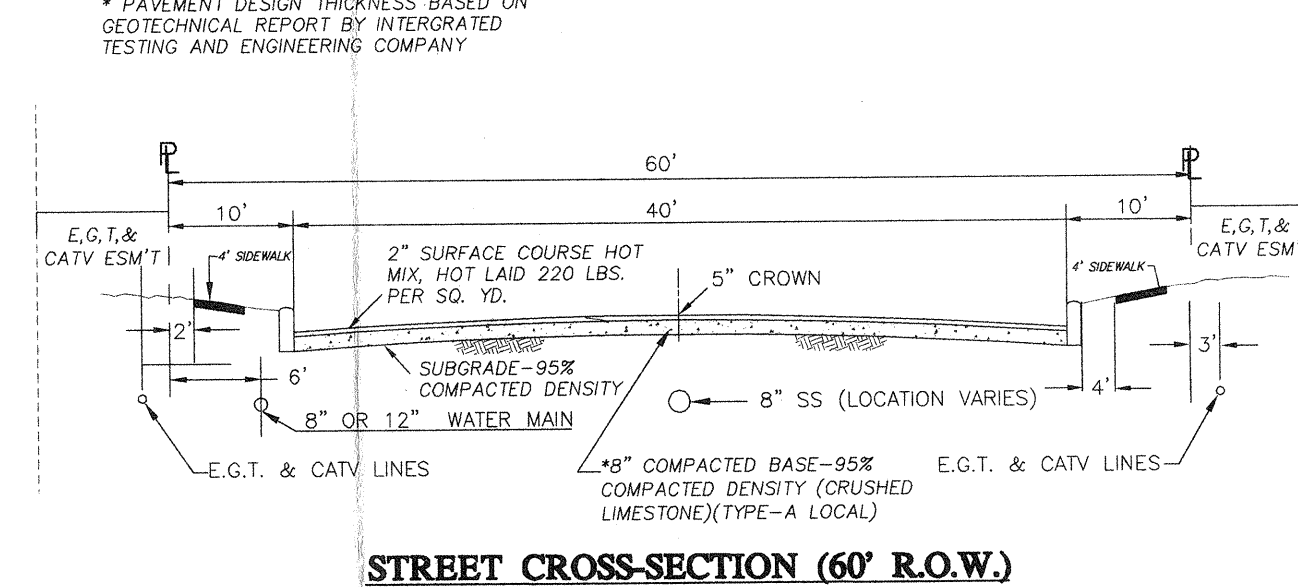
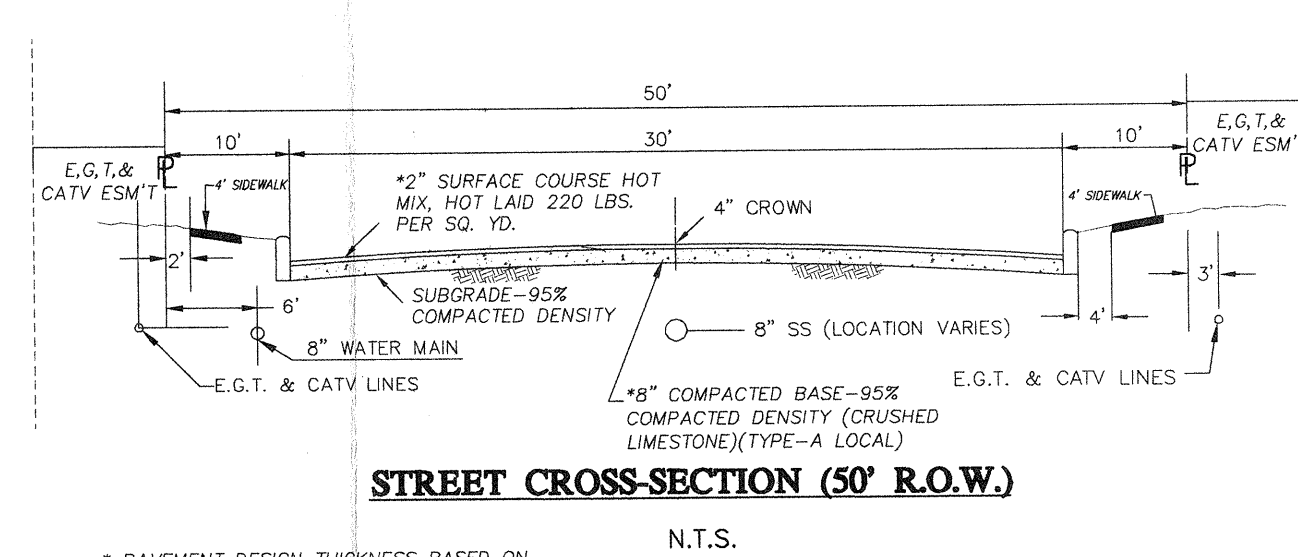
CHAIRMAN: *[Signature]* DATE: **1-22-03**
SECRETARY: *[Signature]* DATE: **1-22-03**



CEDAR CREEK SOUTH UNIT I, II, III, & IV OPEN AREA CALCULATIONS

Description	UNIT I	UNIT II	UNIT III	UNIT IV	TOTAL
No. of Lots	55	165	25	91	338
Gross Area	18.78	56.61	22.71	29.55	127.65
Building Coverage	2.90	8.71	1.43	4.80	17.85
Other Coverages					
a. Streets	2.91	6.88	1.78	2.9	14.47
b. Sidewalks	0.53	1.50	0.35	0.69	3.07
c. Driveway	0.91	2.73	0.45	1.50	5.59
d. 50% Drain	0.07	0.41	0.00	0.24	0.72
Total Coverages	7.38	20.22	4.00	10.14	41.69
Open Spaces					
a. Greenbelts/buffers	1.50	8.03	12.82	3.68	26.03
b. Residential Lots	8.94	25.90	5.36	14.46	54.66
c. 50% Drain	0.07	0.41	0.00	0.24	0.72
d. Parkway	0.95	2.05	0.40	1.02	4.42
Total Open Space	11.46	36.39	18.58	19.40	85.82

$$\text{Open Space Ratio} = \frac{85.82}{127.65} \times 100 = 67.23\%$$



NOTES:
1) THE BEARINGS ARE BASED ON A 735.3 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 8338, PAGES 1626-1754 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS.

SENSITIVE GEOLOGIC FEATURES:
THE FOLLOWING IS A GEOLOGIC FEATURE WHICH WAS IDENTIFIED DURING A GEOLOGIC ASSESSMENT PERFORMED BY PAPE-DAWSON ENGINEERS ON MAY 30, 2002 AND WAS DETERMINED TO BE "SENSITIVE":

- S-1 FEATURE S-1 IS AN EXISTING SANITARY LINE
- S-2 FEATURE S-2 AND S-3 ARE FAULT ZONES IDENTIFIED THROUGH FIELD INVESTIGATION AND AERIAL PHOTOGRAPH REVIEW
- S-3
- S-6 FEATURE S-6 IS A FRACTURED ROCK ZONE THAT DOES NOT HAVE A DOMINANT TREND
- S-8 FEATURE S-8 IS A WATER WELL OPERATED BY A WINDMILL
- S-9
- S-10 FEATURE S-9 THROUGH S-11 ARE CLOSED DEPRESSIONS CREATED BY STREAM SCOUR
- S-11 FEATURE S-12 IS A SINKHOLE THAT IS FILLED WITH LEAF LITTER, SOIL, AND SOME LOOSE ROCK. THERE IS NO EXPOSED RIMROCK. A LOW SOL BERN IS PRESENTING A PORTION OF THE SINKHOLE RIM, WHICH SUGGESTS A POSSIBLE MANMADE ORIGIN. MINOR HAND EXCAVATION REVEALED CLAYEY SOIL WITH COBBLES.
- S-12
- S-13 FEATURE S-13 AND S-14 ARE CLOSED DEPRESSIONS CREATED BY STREAM SCOUR
- S-14
- S-15 FEATURE S-15 IS A MAN MADE CLOSED DEPRESSION CREATED BY QUARRYING ROCK
- S-16 FEATURE S-16 IS A ZONE OF CLOSED DEPRESSIONS CREATED BY STREAM SCOUR
- S-17 FEATURE S-17 APPEARS TO BE A NARROW PALEOSPRING CAVE
- S-18
- S-19 FEATURE S-18 AND S-19 ARE CLOSED DEPRESSIONS CREATED BY STREAM SCOUR

SANITARY SEWER:
WATER:
GAS AND ELECTRIC:
TELEPHONE:

SAN ANTONIO WATER SYSTEM
SAN ANTONIO WATER SYSTEM
CITY PUBLIC SERVICE
SOUTHWESTERN BELL
TELEPHONE COMPANY

ENGINEER: PAPE-DAWSON ENGINEERS
555 E. RAMSEY
SAN ANTONIO, TX 78216
OFFICE: (210) 375-9000
FAX: (210) 375-9010

DEVELOPER: LAREDO SONOMA RANCH, LTD.
15102 JONES MALTSBERGER, SUITE #101
SAN ANTONIO, TEXAS 78247

CEDAR CREEK SOUTH (UNITS 1, 2, 3 & 4) MASTER DEVELOPMENT & P.U.D. PLAN

PAPE-DAWSON ENGINEERS

555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000
JULY 2002 FAX: 210.375.9010
JOB NO. 5481-03

#02-014



A memo from the
CITY of SAN ANTONIO
Planning Department
Master Development

TO: Trey Marsh, P.E.

DATE: January 22, 2003

Address: Pape-Dawson Eng.
555 East Ramsey
San Antonio, Texas 78216

FROM: Michael O. Herrera, Special Projects Coordinator

COPIES TO: File

SUBJECT: # ~~01-014-A (Amendment)~~

Name: Cedar Creek South

The plat or plan referenced above was heard by the

☒ Planning Commission

☐ Director of Planning COSA

on the date shown.

The following action was taken:

☒ APPROVED
☐ DISAPPROVED

A plat will not be recorded pending site improvements, the required guarantee is posted or payment of impact fees are paid (or filed).

If you have any questions regarding please call Mr. Michael O. Herrera @ 207-7873